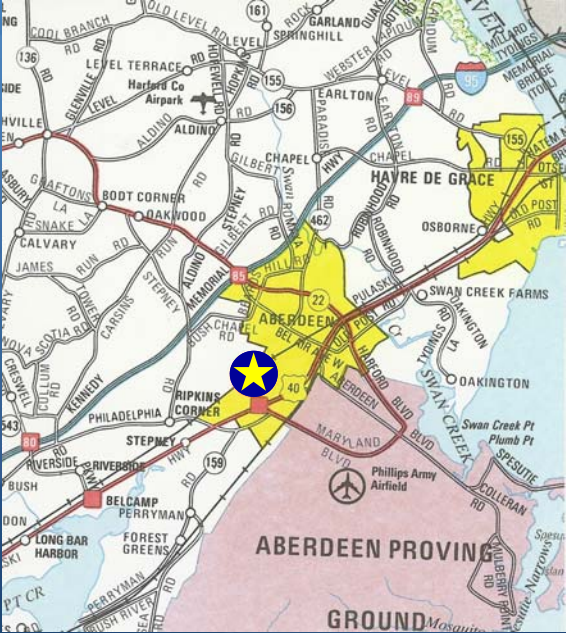


The Sweet Spot
of the Mid-Atlantic



HICKORY RIDGE INDUSTRIAL PARK

600 Hickory Drive

Aberdeen, MD 21001

Building Specifications	
Building Size (SF)	205,030 sf
Available SF	205,030 sf
Is Space Divisible?	Yes
If Divisible Minimum SF	100,000 sf
Status	Existing
Construction Date	2000
Construction Type	Industrial/Warehouse (Tilt-up)
Number of Floors	1
Sprinklers	
Ceiling Height	30'0"
Column Spacing	40'w x 40'd
Loading	
Tailgate Doors	47
Drive-in-Doors	(2) 12'0"w x 14'0"h
Basic Site Specifications	
Business Park	Hickory Ridge Industrial Park
Acres	18.00
Zoning Classifications	GI (General Industrial)
Notes	
Parking: Surface spaces are negotiable; ratio of 1.00/1000 sf	
Available Occupancy Date	Vacant
Leasing Cost per SF	\$4.25 sf
Sale Price	\$8,200,000.00
Transportation	
Closest Highway	
Distance in Miles	
Closest Interstate	I-95
Distance in Miles	
Regional Airport	
Distance in Miles	
Hub/International Airport	BWI
Distance in Miles	
Rail Service (if applicable)	No
Spur	No
Utilities	
Electric Service	BGE
Electric –Amps	
Gas Service	BGE
Type of Heat	Gas
Incentives	
Enterprise Zone	No
Empowerment Zone	No
Contact	
Company	William M. Pellington CB Richard Ellis
Phone	410-244-3137

Harford
COUNTY
MARYLAND

Office of Economic Development
220 South Main Street - Bel Air, MD 21014
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